

file # MSC-95-217

FEE \$ 10.00

BLDG PERMIT NO. 53088

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 526 Casa Grande Court TAX SCHEDULE NO. 2945-083-13-006

SUBDIVISION Vista Villa SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2986

FILING - BLK 4 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Keith R Watson NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 528 23 Rd NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 245-6070 USE OF EXISTING BLDGS _____

(2) APPLICANT same DESCRIPTION OF WORK AND INTENDED USE: construct

(2) ADDRESS _____

(2) TELEPHONE _____ New Residence S/F

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 3.5 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2

Side 15' from PL Rear 25' from PL Special Conditions Base course for Rd will be provided as per DIA - Prior to placing the base course a grading plan must be approved by City Engineering

Maximum Height _____ CENSUS TRACT PL TRAFFIC ZONE 91

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Keith R Watson Date 3/24/95

Department Approval Larry Post Date 8/14/95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8539-S/F

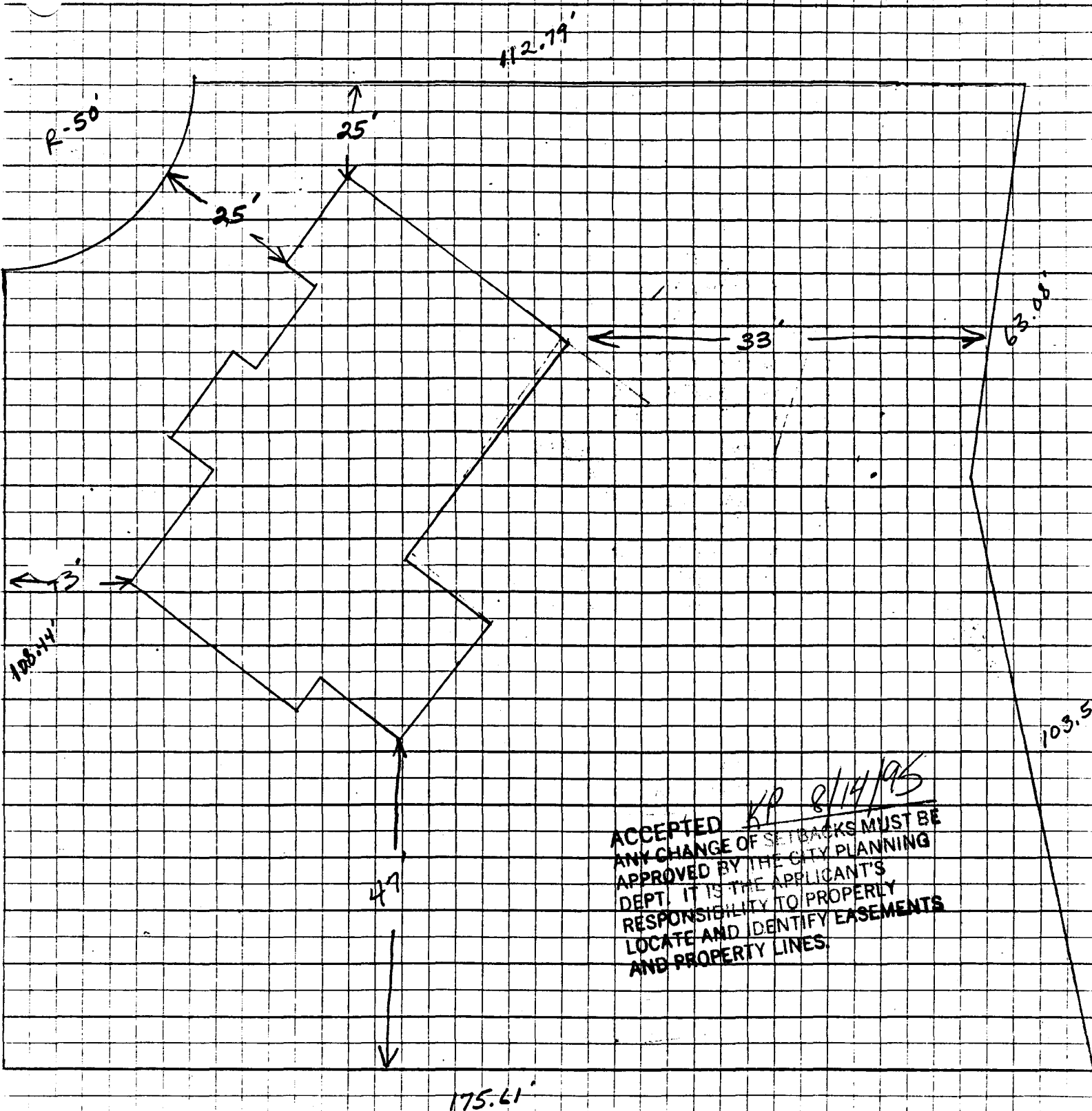
Utility Accounting Melba Fowler Date 8-14-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Keith Watson

526 Casa Grande Court



ACCEPTED *VP 8/14/05*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

May 18, 1995

Keith R. Watson
528 23 Road
Grand Junction, CO 81503

RE: 526 Casa Grande Court

Dear Mr. Watson:

This is in follow-up to your request for a Planning Clearance to construct a new residence at 526 Casa Grande Court. Casa Grande Court is a platted ROW but was never built. The City has agreed to provide and place recycled asphalt if you provide base course meeting the following conditions:

1. Base course must be prepared to City standards which require 4" minimum thickness Class Aggregate Base Course compacted to 95% AASHTO T-99.
2. The width of the base course shall be wide enough to accommodate 22' of paved surface and 2' shoulder on each side.
3. A cul-de-sac turnaround with a 30' radius must be provided.
4. Grading of the street must satisfactorily accommodate drainage.

Prior to issuing the Planning Clearance for the new residence construction drawings for the placement of the base course must be submitted to the City Development Engineer for review and approval. Upon approval of the construction drawings, the improvements must be completed or an improvements agreement and guarantee must be provided to the City. The Planning Clearance will be issued upon completion of the above items.

If you have questions please call me at 244-1446.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner
Planning Supervisor

xc: Jody Kliska, City Development Engineer